

### **10-3-9. Center of Block Development Standards:**

A. For single-family dwellings, flag lots shall be allowed provided:

- (1) Flag lots must have at least 16' of frontage for the driveway/access, in separate ownership from the parent lot.
- (2) Parent lot must have minimum width/frontage according to zoning Requirements
- (3) Minimum lot size is met for both the parent lot and the flag lot, according to zoning requirements.
- (4) Minimum set backs are met for both parent and flag lot including all existing structures on either lot.
- (5) Shared drives for flag lots are not permitted, unless the drive is at least twenty-four (24) feet wide. (2006)

B. For all uses other than single-family dwellings, center of block development shall be done as part of a Planned Unit Development (P.U.D.) application according to Ephraim City Subdivision Regulations. Regulations specific to each development shall be reviewed and approved as part of the planned development process.